

Planned Development Zoning Districts Sketch Plan

Planned Commercial Districts - CD, Zoning By-Law §135-42B
Planned Residential Districts - RD, Zoning By-Law §135-42C

Applicant: _____

Location: _____

Type of Development: RD ____ CD ____ Date of Application _____

| Reference to Development Regulations | Information Required | Applicant's Initials | Staff Initials |
|---|---|----------------------|----------------|
| GENERAL REQUIREMENTS | | | |
| | Form B application. All property owners must sign the application. | | |
| §175-12D(7) | Application fee. | | |
| §175-9D | If the applicant is not an owner, a written statement explaining the nature of applicant's interest in the property. | | |
| §175-9D | If the applicant is a corporation, submit the following: 1. corporate documents, and 2. written statement from corporation that applicant is authorized to enter into agreements on behalf of the corporation? | | |
| §175-12B(4) | 8 black line or ozalid prints. | | |
| §175-11C(2) | Alternative concepts that may have been considered in the developing the plan for the site. When the applicant is still evaluating choices, the Board welcomes submittal of alternative designs. | | |
| SKETCH PLAN | | | |
| Information taken from or shown on a marked up copy of the Town's photogrammetric or property maps is generally acceptable for the sketch plan. It is usually not required that field surveys be made. More than one of the plans can be placed on one sheet provided the information is clear (see Development Regulation §175-10E). | | | |
| §175-71C(2)(a) | Site Analysis Map (see Development Regulations §175-11A(1)); | | |
| §175-71C(2)(b) | Locus-context Map (see Development Regulations §175-11A(2)); | | |
| §175-71C(2)(c) | Property Rights and Dimensional Standards Plan (see Development Regulations §175-11A(3)), showing, as applicable : approximate division of the property into parcels, approximate location of open space (other than usable open space), and approximate location of sections of land to be granted to the Town NOTE: this exhibit of the sketch plan does not need to be prepared by a land surveyor or civil engineer; the information listed in §175-11A(3), numbers [1] through [11] is not required except in a general manner; | | |

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| §175-71C(2)(d) | Site Construction Plan, showing, as applicable : approximate location of buildings and interior drives, approximate grading of significant parts of the site, and approximate location of usable open space required by line 7 of the table following §135-45 and by §135-46E of the Zoning Bylaw, for an RD district, and, if applicable , any common open space; | | |
| §175-71C(2)(e) | Proof plan (see Development Regulations, §175-11A(8) only for land in an existing single family or two family residence district, including: wetlands, slopes, grades, other significant natural features and existing buildings. | | |
| §175-71C(2)(f) | Table of Development Data, showing: total land area, approximate area in vegetated wetland, approximate developable site area, approximate area and percentage of site coverage of buildings, approximate amount of common or usable open space, approximate area covered with impervious surface, approximate impervious surface ratio, approximate gross and net floor area of buildings, approximate floor area ratio, number and density of dwelling units, number of off-street parking spaces and loading bays; | | |
| §175-71C(2)(g) | Outlines of any of the documents or exhibits mentioned in §175-11C(1)-(8), as applicable : <ul style="list-style-type: none"> • Deed, Easement, • Site Development Conditions, • Building Design, • Off-site Traffic Improvements, • Off-site Town Facilities and Services, • Use of Buildings, • Housing, • Historic, Architectural Preservation; | | |
| §175-71C(3)(a) | For an <u>RD</u> , Planned <u>Residential</u> Development District, information about dwelling units, (see §175-70B(3)); at the sketch plan stage a general description is sufficient; RECOMMENDED BUT NOT REQUIRED: If known at this stage, the approximate number of dwelling units, or their equivalent (see ZBL §135-45), by bedroom type (efficiency-studio, one-bedroom, two-bedroom, three-bedroom, etc.) including the approximate number of square feet in each dwelling unit and the total number of square feet of gross and net floor area in the development; RECOMMENDED BUT NOT REQUIRED: Approximate sales or rental level of the dwelling units, or their equivalent (see ZBL §135-45); | | |
| §175-71C(3)(b) | For a <u>CD</u> , Planned <u>Commercial</u> District a general description of uses and other | | |

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| | zoning provisions, (see paragraph §175-70B(4)); | | |
| §175-71C(3)(c) | For <u>either</u> a CD, Planned Commercial District, or an RD, Planned Residential Development District: 1) a visual representation, such as sketches or photographs, of the general scale and massing of buildings (see §175-71B(2)); | | |
| §175-71C(3)(d) | Traffic Impacts: 1) a preliminary estimate of trip generation (See ZBL§135-72D1)); 2) a count of Average Daily Traffic by machine on the frontage street only; 3) an inventory of roadway characteristics on the frontage street only (See ZBL 135-72D(6)); NOTE: A full traffic study (See ZBL §135-72) is not required at the sketch plan stage but will be required later for the Preliminary Site Development and Use Plan). If the investigation done in items 1) or 2) above shows the traffic level of service for intersections analyzed is at or below LOS D, more detailed information (see ZBL §135-72 through §135-73) may be helpful at this stage; | | |
| §175-71C(3)(e) | Reasons for rezoning (see §175-71B(4)); | | |
| §175-71C(3)(f) | Comparison with development permitted in existing zoning district (see §175-71B(5)); | | |
| §175-71C(3)(g) | Compliance with Planning Board Comprehensive Plan or Other Policies (see §175-71B(6)) | | |
| §175-71C(3)(h) | Impact on public facilities, services (see §175-71B(6)); | | |
| §175-71C(3)(i) | Impact on Environment (see §175-71B(8)); | | |
| §175-71C(3)(j) | Town fiscal considerations (see §175-71B(9)); | | |
| §175-71C(3)(k) | A listing of Other Special Permits if applicable (see §175-71B(10)); | | |
| GENERAL INFORMATION REQUIRED ON <u>EACH</u> SHEET OF PLAN | | | |
| §175-10C | a. Title block. b. Name of the applicant, and the property owner if not the same. c. Name and address of all of the landscape architects, engineers, or land surveyors responsible for the preparation of each sheet. d. Title for each sheet and a number for each sheet - with sheets consecutively numbered. e. Visual scale, and a north arrow. f. Date of original preparation and the date of each of any subsequent revisions, with the revisions noted. j. Legend. | | |